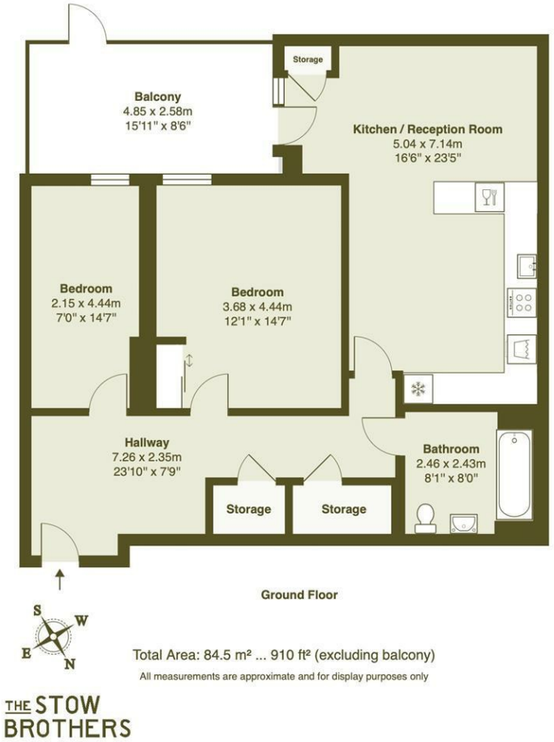


Hallway
23'9" x 7'8"

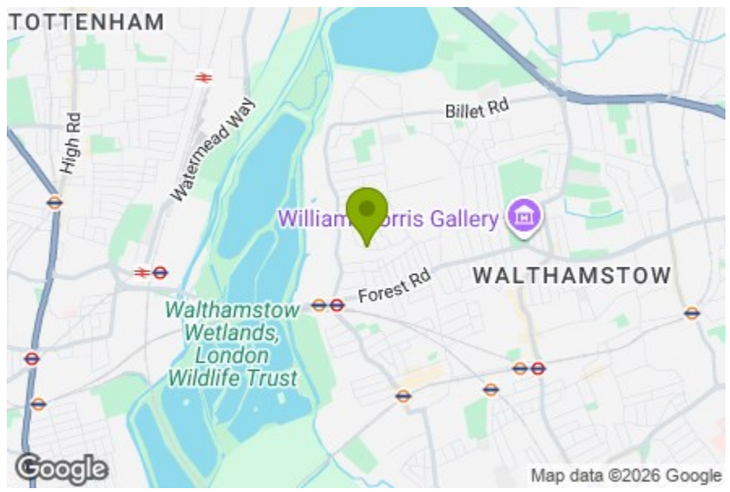
Bedroom
7'0" x 14'6"

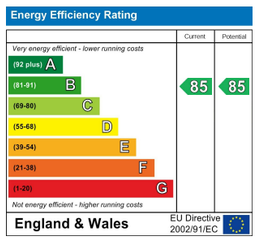
Bedroom
12'0" x 14'6"

Kitchen/Reception Room
16'6" x 23'5"

Bathroom
8'0" x 7'11"

Balcony
15'10" x 8'5"





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SUTHERLAND ROAD, WALTHAMSTOW

30% Shared ownership £150,000 Leasehold
2 Bed Flat

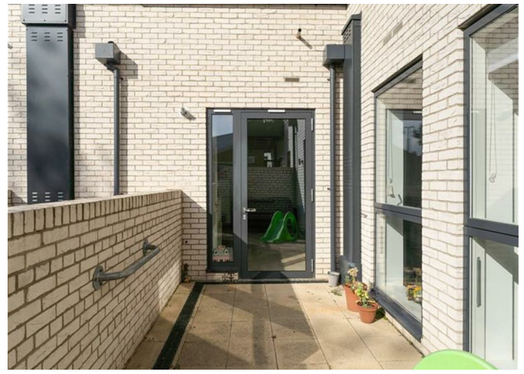
Features:

- 30% Share
- Two Bedroom Flat
- Ground Floor
- Close to Blackhorse Road Station
- Private Terrace
- Chain Free
- Easy Access to Communal Area

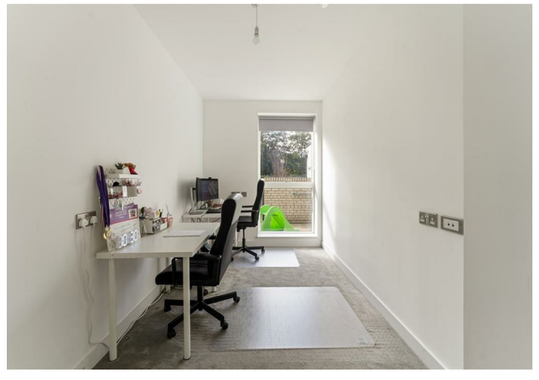
A bright two bedroom ground floor flat in Walthamstow, offering a generous open-plan living space, private terrace and easy access to communal outdoor space. Blackhorse Road Station is close by, putting the Victoria line and Overground within easy reach, while Walthamstow Wetlands and the neighbourhood's growing collection of independent places to eat and drink are all nearby.

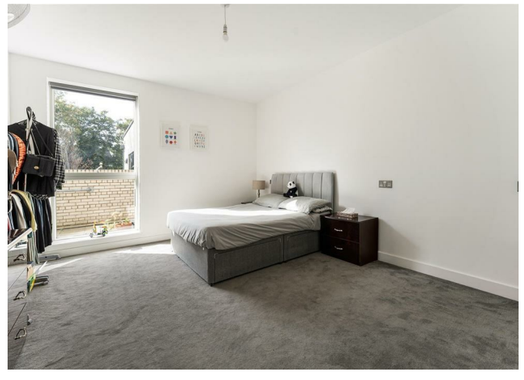
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IF YOU LIVED HERE...

The hallway gives you plenty of practical storage before opening into the main kitchen and reception room, an expansive space with a clean, contemporary finish. The kitchen is arranged around sleek dark cabinetry, pale worktops and a peninsula, with plenty of room alongside for dining and relaxing. Full-height glazing brings in natural light and opens directly onto the private terrace, creating an easy connection between inside and out. There's further storage tucked just off the terrace too.

Both bedrooms sit separately off the hallway. The principal is particularly generous, with soft carpeting and a calm, neutral finish, while the second bedroom offers useful flexibility as a bedroom, workspace or both. The bathroom is similarly crisp, with white tiling, blue accents and a bath with shower above. At around 910 square feet excluding the terrace, there's an impressive amount of space throughout, and the flat is offered chain free as a 30% shared ownership purchase.

WHAT ELSE?

-Blackhorse Road Station is within easy reach, with Victoria line and London Overground services making journeys towards central London and across east London straightforward.
- Walthamstow Wetlands offers a wonderful stretch of open water and greenery nearby, while the Blackhorse Beer Mile brings together local names including Pillars Brewery and Mother's Ruin.
- You're well placed for the wider Walthamstow neighbourhood, with plenty of independent cafés, restaurants and pubs to discover, as well as easy access to the communal outdoor area closer to h



WORD FROM THE OWNER...

"We've really enjoyed our time at Cordage House. One of the things we've particularly enjoyed is the south facing patio and the extended private outdoor space for owners.

The location has been a big positive with Blackhorse Road station a short walk away, making it convenient for getting into central London. The surrounding area has the famous Walthamstow sauna, Blackhorse beer mile and the Wetlands for lovely walks throughout the year."

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